

For Sale

**±16.78 AC**  
Commercial Land

**Site**

Sold  
±1.15 Acres  
Car Wash Coming Soon

±1.40 Acre  
Outparcel  
Also Available

Two Notch Rd

**NAI Columbia**

**9350 Two Notch Road**  
Columbia, South Carolina

**CONTACT BROKERS FOR MORE INFORMATION:**

**Tombo Milliken**

803.206.8384

tombo.milliken@naicolumbia.com

**Tom Milliken**

803.331.6999

tmilliken@naicolumbia.com

**Nelson Weston, III**

803.678.7346

nweston@naicolumbia.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

807 Gervais Street, Suite 200  
Columbia, South Carolina 29201  
+1 803.254.0100  
[www.naicolumbia.com](http://www.naicolumbia.com)

# 9350 Two Notch Road

Columbia, South Carolina

For Sale  
**±16.78 AC**  
Commercial Land

## Property Features

- ±16.78 acres on Two Notch Road
- Slightly above grade with Two Notch
- Received preliminary SCDOT approval for signalization at Goodwill entrance
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- Zoning: GC-Richland County
- Will consider subdividing
- Approximately 250' of Two Notch Road Frontage
- Sales Price: \$2,097,500 or \$125,000/AC
- ±1.40 acre outparcel also available



# 9350 Two Notch Road

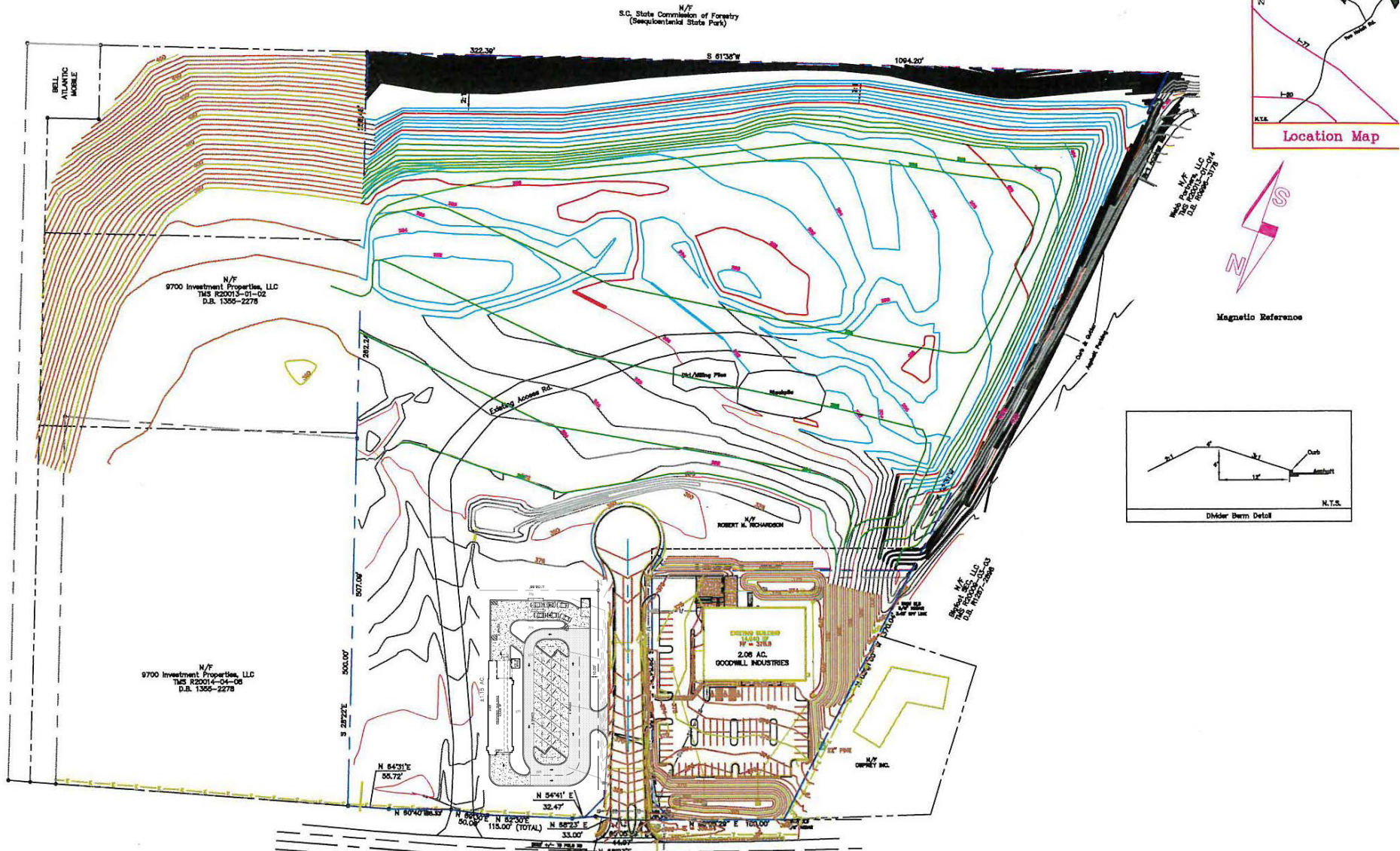
Columbia, South Carolina

Car Wash Coming Soon on 1.15 Ac Outparcel

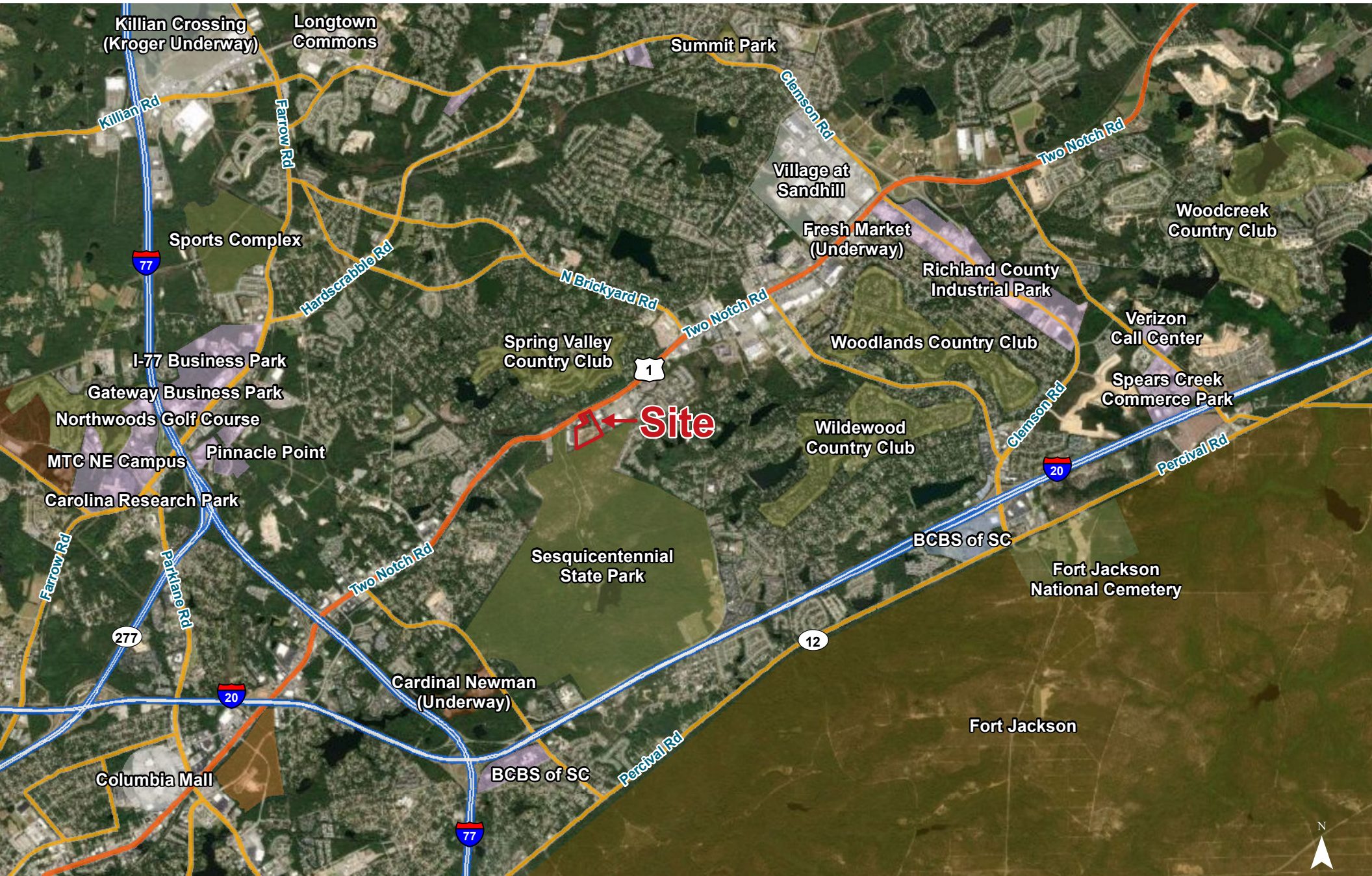
For Sale

±16.78 AC

Commercial Land



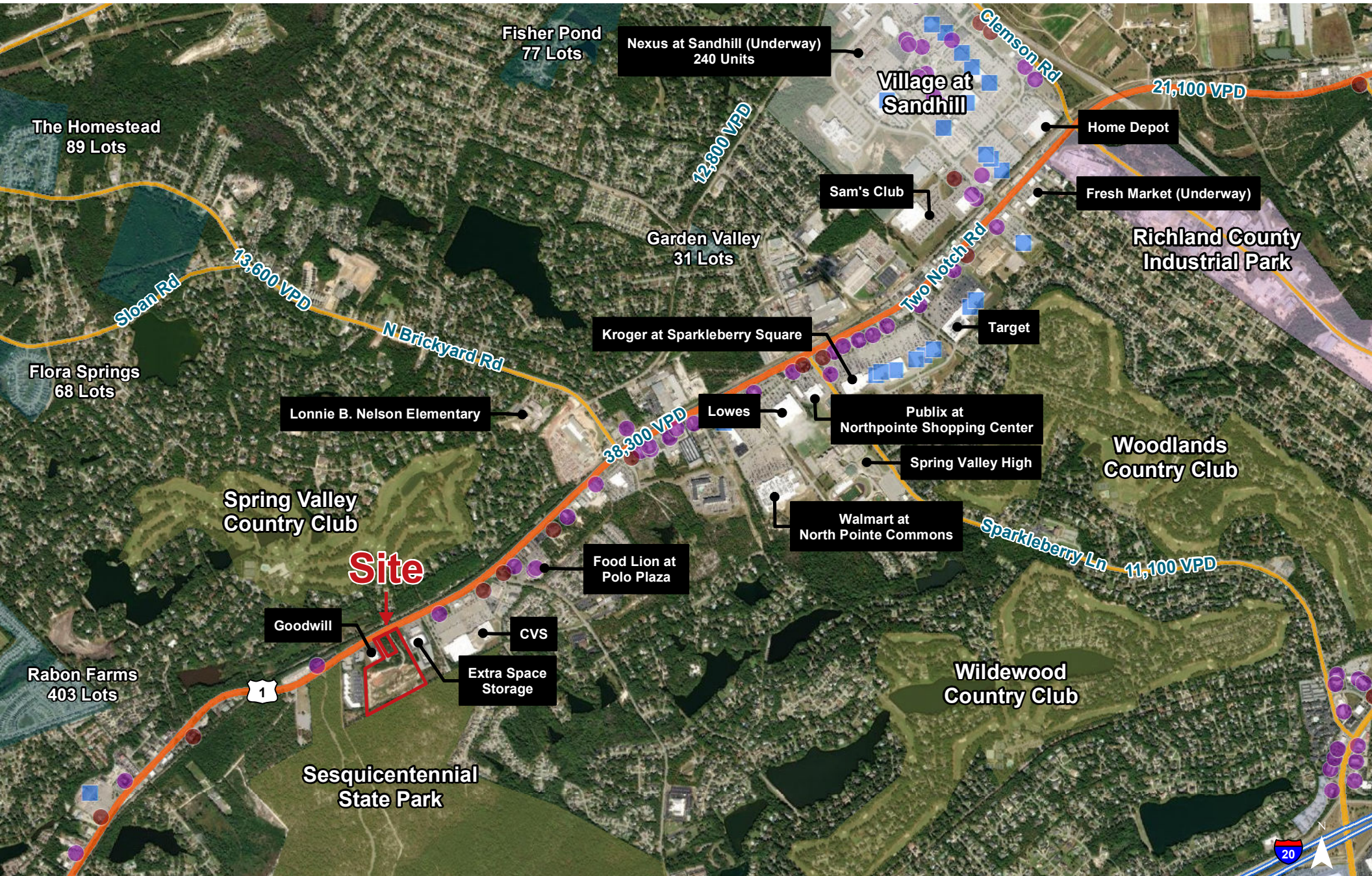
# Location



Map Updated: Tuesday, June 1, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

# Points of Interest

- Banks
- Food Service
- Big Box Stores



Map Updated: Tuesday, June 1, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



1

Two Notch Rd

±1.40 Acre Outparcel  
Also Available



Map Updated: Tuesday, October 19, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.



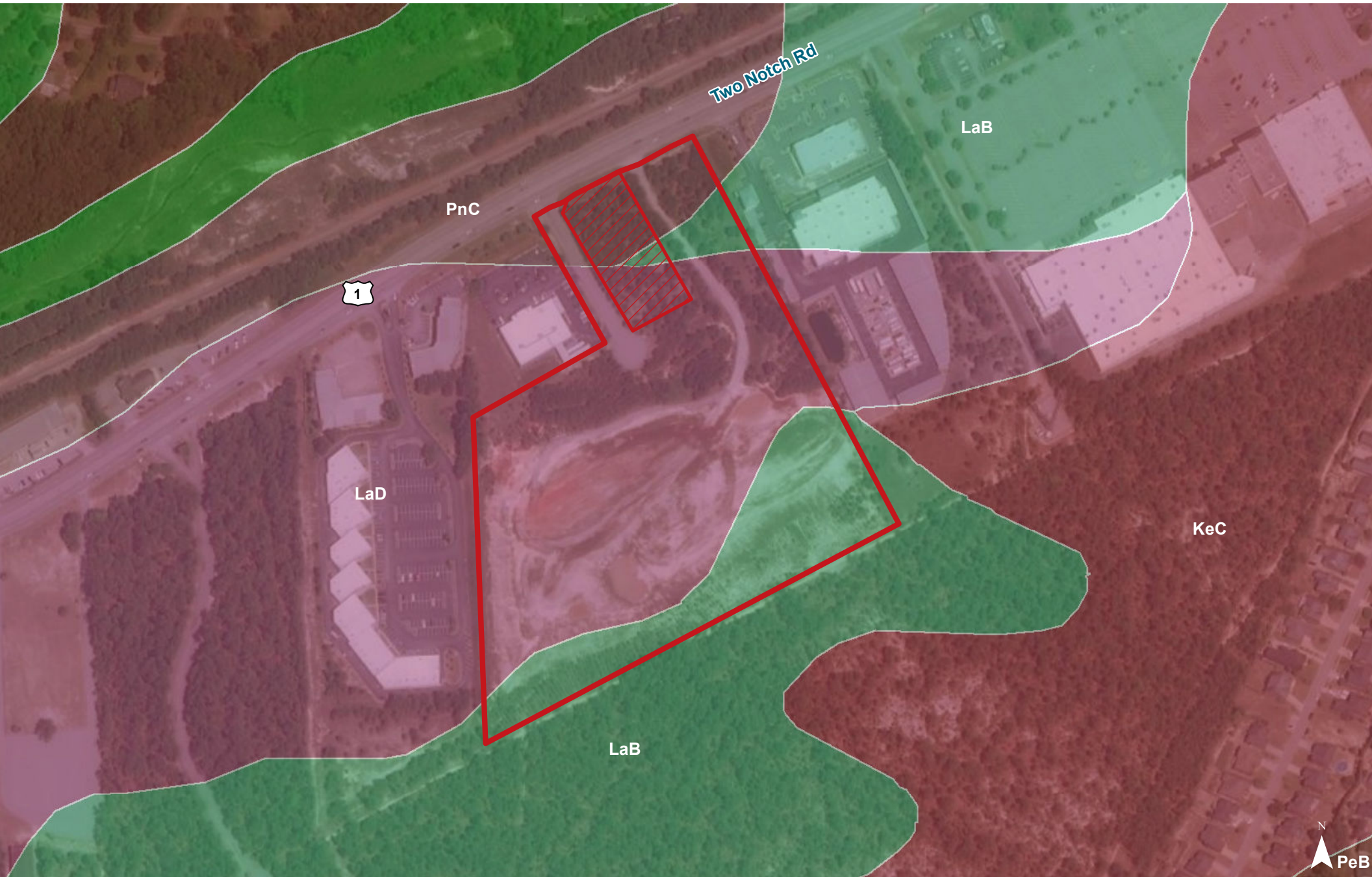
Map Updated: Tuesday, June 1, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

# Topographical Map: 10'



Map Updated: Tuesday, June 1, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.





Map Updated: Tuesday, June 1, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

# Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** KeC - Kershaw sand, 2 to 10 percent slopes

**Component:** Kershaw (100%)

*The Kershaw component makes up 100 percent of the map unit. Slopes are 2 to 10 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.*

**Map unit:** LaB - Lakeland sand, 2 to 6 percent slopes

**Component:** Lakeland (100%)

*The Lakeland component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.*

**Map unit:** LaD - Lakeland sand, 10 to 15 percent slopes

**Component:** Lakeland (100%)

*The Lakeland component makes up 100 percent of the map unit. Slopes are 10 to 15 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.*

# Map Unit Description (Brief, Generated)

Richland County, South Carolina

**Map unit:** PnC - Pelion-Urban land complex, 2 to 10 percent slopes

**Component:** Pelion (60%)

*The Pelion component makes up 60 percent of the map unit. Slopes are 2 to 10 percent. This component is on marine terraces on sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.*

**Component:** Urban land (40%)

*Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.*